

A G E N D A

BUILDING COMMITTEE

September 11, 2002
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

September 17, 2002
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, LANSING – Combined Support Maintenance Shop (CSMS) – Demolition and Site Improvements
File No. 511/00321.EEW – Index No. 10862
Low Responsive Bidder: Kares Construction Company, Inc., Lansing;
\$21,990,000.00

REVISIONS TO CONSTRUCTION CONTRACTS

2. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – State Secondary Governmental Complex – Conversion of Warehouse to Office Building
File No. 071/99642.TDK – Index No. 53066
The Christman Company, Lansing; CCO No. 11, Incr. \$247,177.00
3. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Secondary Governmental Complex – General Office Building – Third Floor Renovation
File No. 071/00509.FAR – Index No. 00243
Moore Trosper Construction, Holt; CCO No. 5, Incr. \$91,929.71
4. DEPARTMENT OF TRANSPORTATION, DAVISON – Davison Transportation Service Center – Construction of a New One Story Office Building
File No. 591/01296.AGY – Index No. 27000
SG Construction Services, LLC, Northville; CCO No. 2, Incr. \$124,338.00

ADDENDUMS TO LEASE FOR PRIVATE PROPERTY

5. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, BATTLE CREEK - Addendum #2 to lease (#4636) approved by the State Administrative Board on April 7, 1981, Item #30 between I & V Enterprises, and subsequently assigned to Hamblin Associates, subsequently assigned to Michael J. Fishman, Michael G. Dodgson, William J. Bowling, Tenants In Common, as Lessors, and the State of Michigan, Department of Consumer and Industry Services, Unemployment Agency, as Lessee, for space located at 135 Hamblin Avenue, Battle Creek. This addendum provides for adding two one-year renewal options with an increase in the rental rate for each option period. The increase in the annual rental rate for the renewal option beginning December 1, 2002 is \$3,138.60 per year (\$.26 per square foot). The new total annual rental will be \$81,602.64 (\$6.66 per square foot). The increase in the annual rental rate for the renewal option beginning December 1, 2003 is \$3,264.12 per year (\$.26 per square foot). The new total annual rental will be \$84,866.76 (\$6.92 per square foot). Each option is with the continuation of the adjustment schedule. The cancellation for the option periods remains a 90-day standard cancellation. This Addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal.
6. DEPARTMENT OF CORRECTIONS, DETROIT – Addendum #1 to lease #10965, from January 1, 2003, through December 31, 2012, with The Realty Company, A Michigan Corporation, 2411 Vinewood, Michigan for 31,214 square feet of office space (consolidation of four Detroit area parole offices) with 210 common parking spaces located at 5300 Lawton, Detroit, Michigan 48208. This addendum provides for an additional 4,214 square feet of space. The annual per square foot rental rate for this space is \$20.00 per square foot, (\$52,023.33 per month). Effective January 1, 2007 through December 31, 2012 the annual per square foot rental rate for this space is \$20.50 per square foot (\$53,323.92 per month). This rate does not include heat, electricity, water/sewer utilities, replacement of interior fluorescent tubes and bulbs, rubbish removal, pest control or janitorial services and supplies. Effective 6-15-04 and every subsequent 6-15, any increase or decrease in real estate taxes and insurance per annum will be adjusted and paid on an annual basis. The cancellation clause is a 180-day executive. This lease contains no renewal options. This space provides workstations for 100 employees. The Attorney General as to legal form has approved this lease. Source of Funds: 100% General Fund.

7. FAMILY INDEPENDENCE AGENCY, ONTONAGON - Addendum #3 to lease (#6949) approved by the State Administrative Board on May 19, 1987, Item # 34, between Lundgren Builders, Inc. and subsequently assigned to Jill A. Lundgren, Trustee Under Declaration Of Trust Dated September 15, 1995, A Trust, as Lessor, and the State of Michigan, Department of Social Services, renamed Family Independence Agency, as Lessee, for space located at 730 South Seventh Street, Ontonagon. This addendum provides for updating the Civil Rights language, adding the Year 2000 Language, modifying the cancellation clause; and changing the cancellation to a Standard cancellation for renewal option #2 (total square feet 5,396). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease August 31, 2002, or any extension. This addendum has a 90-day standard cancellation clause. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 45% Federal Funds; 55% General Fund.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

8. FAMILY INDEPENDENCE AGENCY, DETROIT - Construction Change Order #1 to lease (#10473) approved by the State Administrative Board on November 7, 2000, Item #11, between Oakland Investment Company, as Lessor and the State of Michigan, Family Independence Agency, as Lessee. This construction change order provides for program items requested by the Family Independence Agency at a cost not to exceed \$58,936.50, for space located at 14061 Lappin, Detroit, Michigan, Wayne County. Source of Funding: 57% Federal Funds, 43% General Fund.